

LAND BOARD AGENDA ITEM**May 13th, 2009****FINAL APPROVAL FOR LAND BANKING SALE # 304
BROADWATER COUNTY**

- Seller:** State of Montana, Department of Natural Resources and Conservation
- Nominators:** Parcel 304 – Lessee, Michael Huempfer, MCL Ranch
- Location:** Parcels 304 – This parcel is located in southeastern Broadwater County, ten miles northeast of Three Forks.
- Property Characteristics:** Parcel 304 – Low value grazing land with very little recreational value due low productivity and open terrain.
- Access:** Parcel 304 – This parcel is entirely surrounded buy private lands and is not legally accessible.
- Background:** In May 2008, the Board approved this isolated parcel to continue through the Land Banking sale evaluation process. In February 2009, the Board set the minimum bid at the appraised value with access as follows:

Sale #	# of Acres	Legal	Minimum Bid	Price Per Acre	Trust
304	181	Lots 5,6,7,8, NW $\frac{1}{4}$ NW $\frac{1}{4}$,W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 36, T4N-R2E	\$181,000	\$1000	Common School

Total \$181,000

- Sale Price:** This parcel was sold at public auction on April 8th, 2009. Parcel 304 had only one bidder, and was sold for the minimum bid amount listed above.
- Agency Recommendation:** The Director recommends final approval of Land Banking Sale # 304 for the purchase price of \$181,000. This sale will be closed within 30 days of approval.